

## Income Statement - 12 Month

Exported On: 08/01/2022 02:12 PM

## UrbanOne Properties

Properties: 4321 Mt Vernon - 4321 Mt Vernon Houston, TX 77006

Fund Type: All

Period Range: Jul 2021 to Jun 2022

Accounting Basis: Modified Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Total
<b>Operating Income &amp; Expense</b>													
<b>Income</b>													
<b>INCOME</b>													
<b>RENTAL INCOME</b>													
Rental Income	19,686.19	20,475.00	20,805.00	20,585.00	20,295.00	21,032.00	19,400.00	19,644.29	21,516.83	21,880.00	20,630.00	20,630.00	246,579.31
Gross Potential Rent	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rental Income	0.00	0.00	1,369.23	0.00	5,898.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,267.54
Parking	235.00	205.00	235.00	235.00	175.00	205.00	175.00	171.79	145.00	175.00	205.00	205.00	2,366.79
Rent Concession	0.00	-1,503.85	0.00	0.00	-500.00	0.00	0.00	-500.00	-369.34	-639.34	0.00	0.00	-3,503.85
Management Concession	0.00	0.00	0.00	0.00	0.00	-50.00	0.00	-50.00	0.00	0.00	0.00	0.00	-100.00
Renewal Concession	0.00	0.00	0.00	-250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-250.00
<b>Total RENTAL INCOME</b>	<b>19,921.19</b>	<b>19,176.15</b>	<b>22,409.23</b>	<b>20,570.00</b>	<b>25,668.31</b>	<b>21,187.00</b>	<b>19,525.00</b>	<b>19,316.08</b>	<b>21,301.17</b>	<b>21,415.66</b>	<b>20,835.00</b>	<b>20,835.00</b>	<b>252,359.79</b>
<b>EXPENSE REIMBURSEMENT</b>													
Pass thru Insurance	0.00	0.00	0.00	0.00	0.00	9.50	28.50	19.00	19.00	19.00	19.00	19.00	133.00
Pass thru Water and Sewer	350.00	310.00	315.00	315.00	275.33	280.00	250.00	272.50	351.25	315.00	315.00	315.00	3,664.08
Pass thru Water	200.97	245.00	245.00	245.00	245.00	245.00	245.00	245.00	245.00	245.00	245.00	245.00	2,895.97
Pass thru Trash	236.13	225.00	240.00	240.00	223.00	225.00	225.00	221.79	255.54	240.00	240.00	240.00	2,811.46
<b>Total EXPENSE REIMBURSEMENT</b>	<b>787.10</b>	<b>780.00</b>	<b>800.00</b>	<b>800.00</b>	<b>743.33</b>	<b>759.50</b>	<b>748.50</b>	<b>758.29</b>	<b>870.79</b>	<b>819.00</b>	<b>819.00</b>	<b>819.00</b>	<b>9,504.51</b>
<b>OTHER INCOME</b>													
Move Out Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Admin Fees	13.74	14.00	14.00	15.00	13.00	14.00	13.00	13.79	16.04	15.00	15.00	15.00	171.57
<b>Total OTHER INCOME</b>	<b>13.74</b>	<b>14.00</b>	<b>14.00</b>	<b>15.00</b>	<b>13.00</b>	<b>14.00</b>	<b>13.00</b>	<b>13.79</b>	<b>16.04</b>	<b>15.00</b>	<b>15.00</b>	<b>15.00</b>	<b>171.57</b>
<b>Total INCOME</b>	<b>20,722.03</b>	<b>19,970.15</b>	<b>23,223.23</b>	<b>21,385.00</b>	<b>26,624.64</b>	<b>21,960.50</b>	<b>20,286.50</b>	<b>20,088.16</b>	<b>22,188.00</b>	<b>22,249.66</b>	<b>21,669.00</b>	<b>21,669.00</b>	<b>262,035.87</b>
Pet Fee	250.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	500.00
Application Fee Income	45.00	0.00	45.00	90.00	0.00	0.00	0.00	225.00	0.00	0.00	0.00	0.00	855.00
Month-to-Month Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	55.00	130.00
<b>Total Operating Income</b>	<b>21,017.03</b>	<b>19,970.15</b>	<b>23,268.23</b>	<b>21,475.00</b>	<b>26,624.64</b>	<b>21,960.50</b>	<b>20,286.50</b>	<b>20,563.16</b>	<b>22,188.00</b>	<b>22,249.66</b>	<b>21,669.00</b>	<b>21,724.00</b>	<b>263,520.87</b>
<b>Expense</b>													
<b>EXPENSES</b>													
<b>Repairs &amp; Maintenance</b>													
Painting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pest Control	0.00	0.00	329.90	0.00	171.25	0.00	0.00	0.00	0.00	171.25	0.00	129.50	802.30
Key Access	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	180.00	160.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	105.00	2,065.00
W/O Repair & Supplies	0.00	0.00	0.00	0.00	0.00	15.13	0.00	0.00	0.00	0.00	0.00	0.00	15.13
Electrical Repair	57.45	0.00	0.00	14.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	72.06
Plumbing	0.00	9.73	14.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	287.88	311.67
Building Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	47.23	282.24	0.00	329.47
Make Ready	250.00	100.00	38.02	0.00	150.00	-80.00	0.00	0.00	0.00	120.00	0.00	30.00	628.02
<b>Total Repairs &amp; Maintenance</b>	<b>487.45</b>	<b>269.73</b>	<b>561.98</b>	<b>194.61</b>	<b>501.25</b>	<b>135.13</b>	<b>180.00</b>	<b>180.00</b>	<b>180.00</b>	<b>518.48</b>	<b>462.24</b>	<b>552.78</b>	<b>4,223.65</b>
<b>Operating Expenses</b>													
Electricity	124.84	165.78	124.84	79.67	125.00	-277.11	125.00	133.61	125.00	65.85	95.29	0.00	887.77
Gas	0.88	80.65	83.77	90.81	88.46	34.35	97.15	111.16	117.69	119.80	109.29	98.09	1,032.10
Water	477.00	494.00	430.00	0.00	410.00	417.00	430.00	500.00	408.00	429.70	0.00	0.00	3,995.70
Trash Disposal	981.57	143.63	47.06	483.73	178.21	-810.42	178.21	359.33	2.91	0.00	0.00	0.00	1,564.23
Professional Fees	0.00	0.00	0.00	0.00	0.00	110.16	0.00	0.00	0.00	165.27	0.00	0.00	275.43
Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Operating Expenses</b>	<b>1,584.29</b>	<b>884.06</b>	<b>685.67</b>	<b>654.21</b>	<b>801.67</b>	<b>-526.02</b>	<b>830.36</b>	<b>1,104.10</b>	<b>653.60</b>	<b>780.62</b>	<b>204.58</b>	<b>98.09</b>	<b>7,755.23</b>
<b>General and Administrative Expenses</b>													
Maintenance Fees	352.00	352.00	352.00	352.00	352.00	352.00	352.00	352.00	352.00	352.00	352.00	352.00	4,224.00
Management Fees	961.25	830.00	831.00	820.00	815.00	804.00	806.00	867.50	950.71	1,044.34	825.00	1,031.50	10,586.30
Payroll	368.00	368.00	368.00	368.00	368.00	368.00	368.00	368.00	368.00	368.00	368.00	368.00	4,416.00
Legal and Accounting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	1,026.04	1,026.04	900.00	11,052.08
<b>Total General and Administrative Expenses</b>	<b>2,581.25</b>	<b>2,450.00</b>	<b>2,451.00</b>	<b>2,440.00</b>	<b>2,435.00</b>	<b>2,424.00</b>	<b>2,426.00</b>	<b>2,487.50</b>	<b>2,870.71</b>	<b>2,790.38</b>	<b>2,871.04</b>	<b>2,651.50</b>	<b>30,278.38</b>
<b>Total EXPENSES</b>	<b>4,652.99</b>	<b>3,693.79</b>	<b>3,698.65</b>	<b>3,288.82</b>	<b>3,737.92</b>	<b>2,833.11</b>	<b>3,436.36</b>	<b>3,771.60</b>	<b>3,404.31</b>	<b>4,089.48</b>	<b>3,237.86</b>	<b>3,302.37</b>	<b>42,267.26</b>
Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31,976.00
<b>Total Operating Expense</b>	<b>4,652.99</b>	<b>3,693.79</b>	<b>3,698.65</b>	<b>3,288.82</b>	<b>3,737.92</b>	<b>34,009.11</b>	<b>3,436.36</b>	<b>3,771.60</b>	<b>3,404.31</b>	<b>4,089.48</b>	<b>3,237.86</b>	<b>3,302.37</b>	<b>74,233.26</b>
<b>NOI - Net Operating Income</b>	<b>16,364.04</b>	<b>16,366.36</b>	<b>19,569.58</b>	<b>18,186.18</b>	<b>22,886.72</b>	<b>-12,048.61</b>	<b>16,850.14</b>	<b>16,791.56</b>	<b>18,783.69</b>	<b>18,160.18</b>	<b>18,431.14</b>	<b>18,421.63</b>	<b>189,287.61</b>

Exhibit 7